



Promenade, Town Centre, GL50 1NW

Guide Price £350,000



Promenade

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A rare opportunity to acquire a beautifully presented Grade II* listed penthouse apartment occupying the entire top floor of the landmark 99 Promenade building

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Grade II* Listed Two Bedroom Apartment
- Positioned In One Of Cheltenham's Most Desirable Town Centre Locations
- Over 1000 Sq. Ft. Penthouse Apartment Occupying The Whole of The Top Floor
- Planning Permission To Subdivide the Lounge / Dining Room Into A Third Bedroom
- Permit Parking Available
- No Onward Chain





A rare opportunity to acquire a beautifully presented Grade II* listed penthouse apartment occupying the entire top floor of the landmark 99 Promenade building. Enjoying far-reaching views across Cheltenham, Neptune Fountain, Oriel Road and towards Cleeve Hill, this elegant apartment combines period character with contemporary living in one of the town's most prestigious addresses. Extending to approximately 1,014 sq ft, the property offers two double bedrooms, two bathrooms, a separate kitchen, and an impressive open-plan living and dining space. The apartment also benefits from listed building consent to create a third bedroom, subject to the relevant consents and regulations. Residents also benefit from access through the building's beautifully restored communal areas, featuring sweeping staircases and an impressive vaulted roof lantern that serves as a stunning architectural focal point. This apartment is a part of an exclusive collection of just five apartments within a beautiful historic building.

Communal Areas: The communal areas at 99 Promenade are a particular feature of the building and contribute significantly to its sense of grandeur and architectural importance. Accessed via an impressive entrance, the building benefits from elegant sweeping staircases rising through the property, showcasing many of the period details associated with Cheltenham's finest Regency buildings. The communal areas have been exceptionally well maintained and have recently undergone extensive renovation and refurbishment, together with significant improvements to the building's exterior and roof. As a result, the building presents to an outstanding standard throughout.

At the upper levels, a striking vaulted ceiling lantern floods the stairwell with natural light, creating a bright and welcoming environment whilst highlighting the architectural character of this remarkable Grade II* listed building. The continued investment in the building ensures residents enjoy a prestigious and beautifully presented setting from the moment they enter.

Apartment

Entrance Hall: A welcoming entrance hall provides access to all principal rooms and benefits from an entry phone system.

Open Plan Living/Dining Room: Occupying the principal reception space of the apartment, this substantial open-plan room enjoys excellent proportions and an abundance of natural light. The living and dining areas flow seamlessly together, creating a versatile space ideal for both everyday living and entertaining. A feature fireplace provides an attractive focal point, whilst the elevated position and large windows offer far-reaching rooftop views across Cheltenham, Neptune Fountain, Oriel Road and towards Cleeve Hill beyond.

Kitchen: Accessed directly from the dining area, the separate kitchen is fitted with a range of contemporary units complemented by quality stone work surfaces and integrated appliances. Large windows flood the room with natural light whilst framing attractive views across the surrounding townscape.

Principal Bedroom: A generous double bedroom enjoying excellent proportions and natural light, further benefiting from its own en-suite bathroom.

En-Suite Bathroom: Fitted with a bath, wash hand basin and WC.

Bedroom Two: A further spacious double bedroom offering versatile accommodation for guests, family members or those working from home.

Shower Room: Well-appointed with a contemporary suite comprising a shower enclosure, wash hand basin and WC.

Parking: Please note that there is on street parking available including Montpellier Street directly behind the building which is within the local zoned permit parking area. Permits can be applied for through Gloucestershire County Council website.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 150 years from date of purchase

Service Charge: £2690 per annum

Ground Rent: Peppercorn

Council Tax Band: D

Planning Permission: There is listed building consent until October 2028 to subdivide part of the existing open-plan lounge and dining room accommodation to create a third bedroom, providing future flexibility for incoming purchasers, subject to any further permissions and approvals required.

History & Heritage: 99 The Promenade forms part of one of Cheltenham's most distinguished Regency terraces and represents a rare opportunity to acquire a home within one of the town's most historically significant buildings. Positioned along a boulevard originally laid out in 1818 as a tree-lined carriage drive leading to the Sherborne Spa, The Promenade has long been regarded as Cheltenham's premier address and remains at the heart of the town's elegant streetscape. This striking Grade II* listed building showcases many of the architectural features synonymous with Cheltenham's Regency heritage, including its impressive full-height bow frontage, elegant sash windows, ornate plasterwork and refined period detailing. The apartments retain many of these original characteristics whilst offering contemporary living within a landmark Cheltenham building. Overlooking the iconic Neptune Fountain and tree-lined Promenade, the building occupies a prominent corner position and is recognised as an important architectural landmark within Cheltenham town centre. Today, the ground floor is occupied by the popular restaurant Prezzo, whilst the upper floors provide exclusive residential accommodation.

Opportunities to purchase within this building are exceptionally rare. It is understood that apartments within 99 Promenade have not been openly available for sale for well over a century, making this a genuinely unique opportunity to acquire a piece of Cheltenham's architectural history.

Location: The Promenade offers immediate access to an excellent range of boutique shops, cafés, restaurants and well-known high street retailers. The nearby Cheltenham Town Hall hosts a variety of concerts, exhibitions and performances throughout the year, while the attractive gardens and open spaces of Montpellier and Imperial Gardens are within easy walking distance.

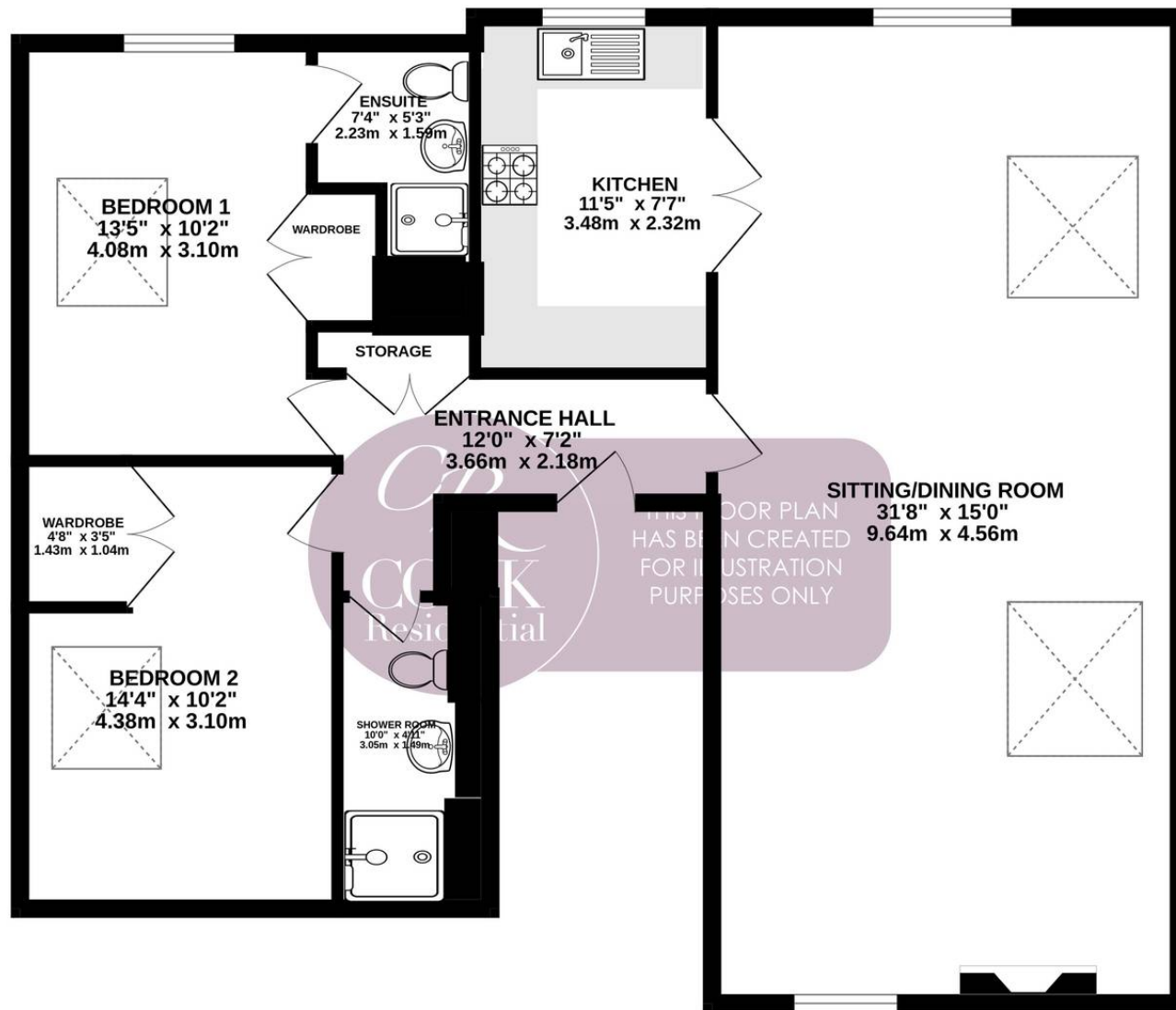
Cheltenham is renowned for its rich cultural heritage and hosts the internationally acclaimed Cheltenham Literature Festival, Cheltenham Jazz Festival and Cheltenham Science Festival. The town also benefits from excellent educational facilities, sporting amenities and transport links, including Cheltenham Spa railway station with direct services to London Paddington, Birmingham and Bristol, together with convenient access to the M5 motorway and the world-famous Cheltenham Racecourse.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure, lease terms, restrictions and boundaries should be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.

Agents Note: Please note that some images within this listing have been digitally staged for marketing purposes. Furniture, furnishings and decorative items shown in these images have been added virtually to help illustrate the potential use and layout of the rooms. The property is being sold unfurnished, and purchasers should rely on physical viewings to satisfy themselves as to the property's size, layout and condition.



THIRD FLOOR 1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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